



Downtown Development Authority of Holly Springs

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Wednesday, May 20, 2026 | 6:00 PM

Ollie Evans - Chair | Maggie Grayeski | Andrea Johnston

Steven W. Miller | Scott Owen - Vice Chair | Ryan Smith | Kyle Whitaker

AGENDA

I. CALL TO ORDER

II. OLD BUSINESS

III. NEW BUSINESS

- A. April 15, 2026 Downtown Development Authority of Holly Springs meeting minutes.
- B. Certificate of Appropriateness (CA-05-2026) for Walton Communities' market-rate flats

IV. REPORTS

V. ADJOURNMENT

**City of Holly Springs
Downtown Development Authority of Holly Springs Minutes
April 15, 2026**

Authority Members Present: Chairman Ollie Evans, Treasurer Maggie Grayeski, Secretary Andrea Johnston, Authority Member Steve Miller, Vice Chairman Scott Owen, Authority Member Ryan Smith, and Authority Member Kyle Whitaker.

Authority Members Not Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, and Communications & External Affairs Director Erin Honea.

I. CALL TO ORDER

Chairman Evans called the Downtown Development Authority of Holly Springs Meeting to order.

II. OATH OF OFFICE FOR NEWLY APPOINTED AUTHORITY MEMBERS

City Manager Robert H. Logan administered Oaths of Office to Scott Owen and Ryan Smith.

III. OLD BUSINESS

A. Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements for Town Center City and authorize the Chairman to execute the documents pending approval of the City Attorney.

Vice Chairman Owen made a motion to approve. Treasurer Grayeski seconded the motion. Motion carried. Yes 7, No 0, Abstained 0.

IV. NEW BUSINESS

A. Election of Officers

Authority Member Miller made a motion to reappoint the same officers the Authority had in 2025 which are as follows: Chairman-Ollie Evans, Vice Chairman-Scott Owen, Treasurer-Maggie Grayeski and Secretary-Andrea Johnston. Chairman Evans seconded the motion. Motion carried. Yes 7, No 0, Abstained 0.

B. December 17, 2025 Downtown Development Authority of Holly Springs meeting minutes.

Chairman Evans made a motion to approve the minutes. Secretary Johnston seconded the motion. Motion carried. Yes 7, No 0, Abstained 0.

C. Invoice #64344 from Cherokee County Chamber of Commerce for the Authority's Annual Membership Investment in an amount not to exceed \$350.

Vice Chairman Owen made a motion to approve. Chairman Evans seconded the motion. Motion carried. Yes 7, No 0, Abstained 0.

D. Letter of Acknowledgment for Unsolicited Donation

Chairman Evans made a motion to approve. Treasurer Grayeski seconded the motion. Motion carried. Yes 7, No 0, Abstained 0.

E. Authorize the Chairman to execute the Settlement Statement for Lots 15 & 16, Holly Springs Town Center, Townhomes East.

F. Approve the Memorandum of Agreement, Additional Purchase Price between Stonecrest Homes GA, LLC and the Downtown Development Authority of Holly Springs as described in Exhibit A and authorize the Chairman to execute the Agreement.

G. Limited Warranty Deed between Stonecrest Homes GA, LLC and the Downtown Development Authority of Holly Springs and authorize the Chairman to execute the Deed.

H. Owner's Affidavit and authorize the Chairman to execute the Affidavit.

I. Certificate of Non-Foreign Status and authorize the Chairman to execute the certificate.

Chairman Evans made a motion to approve Items E. through I. Authority Member Miller seconded the motion. Motion carried. Yes 6, No 1, Abstained 0. Secretary Johnston opposed.

V. REPORTS

Authority Member Miller asked City Manager Robert H. Logan to schedule presentations to the DDA from Charles Heiser with Stonecrest Homes and Jennifer Nilsson with Clementine Creative Agency.

VI. ADJOURNMENT

Chairman Evans made a motion to adjourn the meeting. Secretary Johnston seconded the motion. Motion carried. Yes 7, No 0, Abstained 0.

Respectfully Submitted.

Ollie Evans, Chairman

Erin Honea, Communications & External Affairs Director

ITEM REPORT

AGENDA ITEM NUMBER: III.B.



FROM: Robert H. Logan, City Manager

MEETING DATE: May 20, 2026

AGENDA ITEM: Certificate of Appropriateness (CA-05-2026) for Walton Communities' market-rate flats

EXECUTIVE SUMMARY:

Walton Communities plans to construct 251 one-, two-, and three-bedroom flats starting in late summer or early fall 2026 with expected completion in fall 2028.

IS THIS A BUDGETED ITEM?

FUNDING SOURCE:

FISCAL IMPACT:

ATTACHMENTS:

1. CA-05-2026

RECOMMENDATION:

The staff recommendation is approval of the certificate of appropriateness.

CONCURRENCES:

Administration and Community Development



TOWN CENTER CERTIFICATE OF APPROPRIATENESS APPLICATION

Application CA-05-2026

Hearing Date 5/20/2026

Date of Application 5/8/2026

Applicant Walton Communities

Owner Walton Holly Springs LLC
(If other than Applicant)

Address 2281 Akers Mill Road SE, Bldg. 4100

Address _____

Zip Code 30339 Phone 404-427-5143

Zip Code _____ Phone _____

Email: rsmith@waltoncommunities.com (Russell Smith)

Email: _____

Signature _____

Signature _____

Address/Location of Property Timothy B. Downing Street

Map/Parcel ID 93N00 068

Description of Project:

Walton Communities plans to construct 251 one-, two-, and three-bedroom flats starting in late summer or early fall 2026 with expected completion in fall of 2028 (24 months). Total projected development costs for the community is expected to be \$68-70M.

***** Attach additional sheets as needed *****

The following information must be attached to completed application:

- Warranty Deed
- Tax Documentation
- Survey Plat by Registered Surveyor
- Site Development Plan by Registered Surveyor
- Color Renderings of Proposed/Renovated Structures with Materials/Colors List
- Materials Board

Do Not Write Below Line

Downtown Development Authority Decision

Approved _____

Denied _____

Stipulations _____

DEED BOOK:14862 PG:1574 Filed: 03/29/2023 03:53 PM Clerk File Number: 28-2023-007827

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 2361790357

After Recording, Return to:

Cushing Morris Armbruster & Montgomery, LLP
191 Peachtree Street, N.E., Suite 4500
Atlanta, Georgia 30303
Attn: Charles M. Cushing

Parcel No.:

15N14-103

**STATE OF GEORGIA
COUNTY OF CHEROKEE**

LIMITED WARRANTY DEED

THIS INDENTURE, made this 29th day of March, 2023, between DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF HOLLY SPRINGS, GEORGIA a/k/a Holly Springs Downtown Development Authority (herein called "Grantor") and WALTON HOLLY SPRINGS, LLC, a Georgia limited liability company (herein called "Grantee").

WITNESSETH that: for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 306, 342 and 343 of the 15th District, 2nd Section, of Cherokee County, Georgia, being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the said tracts or parcels of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise, subject however, to those matters set forth on Exhibit B, attached hereto and incorporated herein by this reference.

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Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 2361790357

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Robert H. Joga
Unofficial Witness

Janice Resendiz
Notary Public
(NOTARY SEAL)

My Commission Expires:

Oct. 17, 2026

GRANTOR:

DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS a/k/a Holly Springs Downtown Development Authority

By: [Signature] (SEAL)
Name: Ollie Evans
Title: Chairman

Attest: [Signature]
Name: Karen Norred (SEAL)
Title: City Clerk/HR Director



COPY

DEED BOOK:14862 PG:1576 Filed: 03/29/2023 03:53 PM Clerk File Number: 28-2023-007827

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 2361790357

EXHIBIT A
Legal Description

APARTMENT TRACT 1:

All that tract or parcel of land lying and being in Land Lots 306, 342 and 343 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:
To Reach the TRUE POINT OF BEGINNING commence at a point at the corner common to Land Lots 306, 307, 342 and 343; thence running along the Land Lot line common to Land Lots 306 and 343 North 89° 00' 44" West a distance of 40.92 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence from the point thus established and leaving said Land Lot line South 30° 38' 59" East a distance of 115.65 feet to an iron pin set; thence running along a curve to the right an arc length of 71.68 feet, (said curve having a radius of 45.00 feet, with a chord bearing of South 14° 58' 49" West, and a chord length of 64.34 feet) to a point on the northerly Right of Way on Hickory Road (variable Right of Way); thence running along said Right of Way the following courses: South 60° 36' 36" West a distance of 3.89 feet to an iron pin set; thence South 60° 36' 36" West a distance of 171.94 feet to an iron pin set; thence South 63° 39' 54" West a distance of 61.91 feet to an iron pin set; thence South 71° 33' 09" West a distance of 75.42 feet to an iron pin set; thence South 83° 01' 28" West a distance of 112.41 feet to an iron pin set; thence North 63° 12' 23" West a distance of 60.12 feet to an iron pin set; thence North 34° 20' 27" West a distance of 49.93 feet to an iron pin set; thence North 22° 24' 04" West a distance of 75.99 feet to a point; thence leaving said Right of Way North 22° 24' 04" West a distance of 66.75 feet to an iron pin set; thence North 18° 07' 04" West a distance of 128.10 feet to an iron pin set; thence North 04° 01' 04" East a distance of 31.85 feet to an iron pin set; thence North 71° 52' 56" East a distance of 264.07 feet to an iron pin set; thence North 18° 16' 28" West a distance of 27.00 feet to an iron pin set; thence North 71° 52' 56" East a distance of 169.75 feet to an iron pin set; thence running along a curve to the right an arc length of 13.21 feet, (said curve having a radius of 1147.50 feet, with a chord bearing of South 30° 58' 46" East, and a chord length of 13.21 feet) to an iron pin set; thence South 30° 38' 59" East a distance of 221.00 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract contains 4.488 Acres (195,511 Square Feet).

APARTMENT TRACT 2:

All that tract or parcel of land lying and being in Land Lot 306 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:
To Reach the TRUE POINT OF BEGINNING commence at a point at the corner common to Land Lots 306, 307, 342 and 343; thence running along the Land Lot line common to Land Lots 306 and 343 North 89° 00' 44" West a distance of 40.92 feet to an iron pin set; thence leaving said Land Lot line North 30° 38' 59" West a distance of 221.00 feet to an iron pin set; thence running along a curve to the left an arc length of 13.21 feet, (said curve having a radius of 1147.50 feet, with a chord bearing of North 30° 58' 46" West, and a chord length of 13.21 feet) to an iron pin set; thence running along a curve to the left an arc length of 107.93 feet, (said curve having a radius of 1147.50 feet, with a chord bearing of North 34° 00' 13" West, and a chord length of 107.89 feet) to a point; thence North 31° 20' 30" West a distance of 17.03 feet to a point; thence running along a curve to the left an arc length of 112.87 feet, (said curve having a radius of 2072.44 feet, with a chord bearing of North 33° 08' 14" West, and a chord length of 112.85 feet) to an iron pin set and the TRUE POINT OF BEGINNING; thence from the point thus established and running along a curve to the right an arc length of 70.69 feet, (said curve having a radius of 38.00 feet, with a chord bearing of South 18° 35' 33" West, and a chord length of 60.93 feet) to an iron pin set; thence South 71° 52' 56" West a distance of 346.66 feet to an iron pin set; thence North 18° 07' 04" West a distance of 152.16 feet to an iron pin set; thence running along a curve to the right an arc length of 39.95 feet, (said curve having a radius of 38.00 feet, with a chord bearing of North 12° 00' 13" East, and a chord length of 38.14 feet) to an iron pin set; thence North 42° 07' 30" East a distance of 114.48 feet to an iron pin set; thence South 47° 52' 38" East a distance of 57.76 feet to an iron pin set; thence North 42° 07' 30" East a distance of 181.11 feet to an iron pin set; thence running along a curve to

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ParticipantIDs: 2361790357

the right an arc length of 94.30 feet, (said curve having a radius of 2086.00 feet, with a chord bearing of South 42° 59' 04" East, and a chord length of 94.29 feet) to an iron pin set; thence South 26° 13' 02" East a distance of 49.16 feet to an iron pin set; thence running along a curve to the right an arc length of 103.75 feet, (said curve having a radius of 2072.44 feet, with a chord bearing of South 36° 07' 54" East, and a chord length of 103.74 feet) to an iron pin set and the TRUE POINT OF BEGINNING. Said tract contains 1.875 Acres (81,683 Square Feet).

RESIDENTIAL/RETAIL TRACT 1:

All that tract or parcel of land lying and being in Land Lots 306 and 343 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:
To Reach the TRUE POINT OF BEGINNING commence at a point at the corner common to Land Lots 306, 307, 342 and 343; thence running along the Land Lot line common to Land Lots 306 and 343 North 89° 00' 44" West a distance of 40.92 feet to an iron pin set; thence leaving said Land Lot line North 30° 38' 59" West a distance of 221.00 feet to an iron pin set; thence running along a curve to the left an arc length of 13.21 feet, (said curve having a radius of 1147.50 feet, with a chord bearing of North 30° 58' 46" West, and a chord length of 13.21 feet) to an iron pin set; thence South 71° 52' 56" West a distance of 169.75 feet to an iron pin set; thence South 18° 16' 28" East a distance of 27.00 feet to an iron pin set; thence South 71° 52' 56" West a distance of 264.07 feet to an iron pin set; thence South 04° 01' 04" West a distance of 31.85 feet to an iron pin set; thence South 80° 44' 25" West a distance of 38.96 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence from the point thus established and running South 18° 07' 04" East a distance of 80.00 feet to an iron pin set; thence running along a curve to the right an arc length of 36.91 feet, (said curve having a radius of 23.50 feet, with a chord bearing of South 26° 52' 56" West, and a chord length of 33.23 feet) to an iron pin set; thence South 72° 06' 36" West a distance of 221.69 feet to an iron pin set; thence running along a curve to the right an arc length of 131.37 feet, (said curve having a radius of 96.50 feet, with a chord bearing of North 61° 22' 00" West, and a chord length of 121.46 feet) to an iron pin set; thence North 19° 11' 29" West a distance of 14.15 feet to a point; thence running along a curve to the right an arc length of 36.91 feet, (said curve having a radius of 23.50 feet, with a chord bearing of North 26° 52' 56" East, and a chord length of 33.23 feet) to a point; thence North 71° 52' 56" East a distance of 15.92 feet to a point; thence running along a curve to the right an arc length of 6.68 feet, (said curve having a radius of 8.50 feet, with a chord bearing of South 85° 37' 04" East, and a chord length of 6.51 feet) to a point; thence South 63° 07' 04" East a distance of 21.94 feet to an iron pin set; thence North 71° 52' 56" East a distance of 90.34 feet to a point; thence North 26° 52' 56" East a distance of 11.12 feet to a point; thence North 63° 07' 04" West a distance of 10.71 feet to a point; thence running along a curve to the right an arc length of 3.53 feet, (said curve having a radius of 1.50 feet, with a chord bearing of North 04° 22' 56" East, and a chord length of 2.77 feet) to a point; thence North 71° 52' 56" East a distance of 52.25 feet to a point; thence running along a curve to the right an arc length of 6.68 feet, (said curve having a radius of 8.50 feet, with a chord bearing of South 85° 37' 04" East, and a chord length of 6.51 feet) to a point; thence South 63° 07' 04" East a distance of 21.94 feet to a point; thence North 71° 52' 56" East a distance of 64.88 feet to an iron pin set; thence North 26° 52' 56" East a distance of 11.12 feet to a point; thence North 63° 07' 04" West a distance of 10.71 feet to a point; thence running along a curve to the right an arc length of 3.53 feet, (said curve having a radius of 1.50 feet, with a chord bearing of North 04° 22' 56" East, and a chord length of 2.77 feet) to a point; thence North 71° 52' 56" East a distance of 12.54 feet to a point; thence running along a curve to the right an arc length of 36.91 feet, (said curve having a radius of 23.50 feet, with a chord bearing of South 63° 07' 04" East, and a chord length of 33.23 feet) to an iron pin set and the TRUE POINT OF BEGINNING. Said tract contains 0.828 Acres (36,047 Square Feet).

RESIDENTIAL/RETAIL TRACT 2:

All that tract or parcel of land lying and being in Land Lot 306 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:

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ParticipantIDs: 2361790357

To Reach the TRUE POINT OF BEGINNING commence at a point at the corner common to Land Lots 306, 307, 342 and 343; thence running along the Land Lot line common to Land Lots 306 and 343 North 89° 00' 44" West a distance of 40.92 feet to an iron pin set; thence leaving said Land Lot line thence North 30° 38' 59" West a distance of 221.00 feet to an iron pin set; thence running along a curve to the left an arc length of 13.21 feet, (said curve having a radius of 1147.50 feet, with a chord bearing of North 30° 58' 46" West, and a chord length of 13.21 feet) to an iron pin set; thence South 71° 52' 56" West a distance of 169.75 feet to an iron pin set; thence South 18° 16' 28" East a distance of 27.00 feet to an iron pin set; thence South 71° 52' 56" West a distance of 264.07 feet to an iron pin set; thence South 04° 01' 04" West a distance of 31.85 feet to an iron pin set; thence South 80° 44' 25" West a distance of 38.96 feet to an iron pin set; thence North 18° 14' 44" West a distance of 68.50 feet to a point; thence North 18° 07' 04" West a distance of 99.00 feet to a point; thence North 17° 59' 24" West a distance of 68.50 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence from the point thus established and running along a curve to the right an arc length of 47.70 feet, (said curve having a radius of 23.50 feet, with a chord bearing of South 40° 02' 08" West, and a chord length of 39.92 feet) to a point; thence North 72° 27' 52" West a distance of 2.76 feet to a point; thence North 63° 07' 04" West a distance of 19.74 feet to an iron pin set; thence South 71° 52' 56" West a distance of 64.88 feet to a point; thence South 26° 52' 56" West a distance of 11.12 feet to a point; thence South 63° 07' 04" East a distance of 10.71 feet to a point; thence running along a curve to the right an arc length of 3.53 feet, (said curve having a radius of 1.50 feet, with a chord bearing of South 04° 22' 56" West, and a chord length of 2.77 feet) to a point; thence South 71° 52' 56" West a distance of 52.25 feet to a point; thence running along a curve to the right an arc length of 6.68 feet, (said curve having a radius of 8.50 feet, with a chord bearing of North 85° 37' 04" West, and a chord length of 6.51 feet) to a point; thence North 63° 07' 04" West a distance of 21.94 feet to a point; thence South 71° 52' 56" West a distance of 90.34 feet to an iron pin set; thence South 26° 52' 56" West a distance of 11.12 feet to a point; thence South 63° 07' 04" East a distance of 10.71 feet to a point; thence running along a curve to the right an arc length of 3.53 feet, (said curve having a radius of 1.50 feet, with a chord bearing of South 04° 22' 56" West, and a chord length of 2.77 feet) to a point; thence South 71° 52' 56" West a distance of 23.36 feet to a point; thence running along a curve to the right an arc length of 36.91 feet, (said curve having a radius of 23.50 feet, with a chord bearing of North 63° 07' 04" West, and a chord length of 33.23 feet) to a point; thence North 18° 07' 04" West a distance of 17.00 feet to an iron pin set; thence running along a curve to the right an arc length of 131.08 feet, (said curve having a radius of 86.50 feet, with a chord bearing of North 25° 17' 38" East, and a chord length of 118.89 feet) to an iron pin set; thence North 71° 50' 53" East a distance of 223.47 feet to an iron pin set; thence running along a curve to the right an arc length of 36.91 feet, (said curve having a radius of 23.50 feet, with a chord bearing of South 63° 07' 04" East, and a chord length of 33.23 feet) to an iron pin set; thence South 18° 07' 04" East a distance of 80.00 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract contains 0.838 Acres (36,515 Square Feet).

RESIDENTIAL PARKING TRACT 1:

All that tract or parcel of land lying and being in Land Lot 343 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a point at the corner common to Land Lots 306, 307, 342 and 343; thence running along the Land Lot line common to Land Lots 306 and 343 North 89° 00' 44" West a distance of 40.92 feet to an iron pin set; thence leaving said Land Lot line North 30° 38' 59" West a distance of 221.00 feet to an iron pin set; thence running along a curve to the left an arc length of 13.21 feet, (said curve having a radius of 1147.50 feet, with a chord bearing of North 30° 58' 46" West, and a chord length of 13.21 feet) to an iron pin set; thence South 71° 52' 56" West a distance of 169.75 feet to an iron pin set; thence South 18° 16' 28" East a distance of 27.00 feet to an iron pin set; thence South 71° 52' 56" West a distance of 264.07 feet to an iron pin set; thence South 04° 01' 04" West a distance of 31.85 feet to an iron pin set; South 18° 07' 04" East a distance of 128.10 feet to an iron pin set; thence South 22° 24' 04" East a distance of 66.75 feet to a point on the northerly Right of Way of Hickory Road (Variable R/W); thence running along said Right of Way; South 73° 23' 07" West a distance of 66.10 feet to an iron pin set and TRUE POINT OF BEGINNING; from point thus established and continuing along said Right of Way South 11° 38' 29" East a

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ParticipantIDs: 2361790357

distance of 34.77 feet to an iron pin set; thence South 46° 11' 31" West a distance of 62.21 feet to an iron pin set; thence South 81° 12' 53" West a distance of 25.82 feet to an iron pin set; thence North 72° 20' 22" West a distance of 144.92 feet to an iron pin set; thence North 69° 44' 19" West a distance of 32.12 feet to an iron pin set; thence running along a curve to the left an arc length of 24.87 feet, (said curve having a radius of 693.52 feet, with a chord bearing of North 72° 10' 04" West, and a chord length of 24.86 feet) to an iron pin set; thence leaving said Right of Way North 71° 52' 56" East a distance of 264.44 feet to an iron pin set; thence South 15° 25' 34" West a distance of 19.80 feet to an iron pin set; thence South 11° 38' 29" East a distance of 45.72 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.451 Acres (19,666 Square Feet).

RESIDENTIAL PARKING TRACT 2:

All that tract or parcel of land lying and being in Land Lot 306 of the 15th District, City of Holly Springs, Cherokee County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a point at the corner common to Land Lots 306, 307, 342 and 343; thence running along the Land Lot line common to Land Lots 306 and 343 North 89° 00' 44" West a distance of 40.92 feet to an iron pin set; thence leaving said Land Lot line thence North 30° 38' 59" West a distance of 221.00 feet to an iron pin set; thence running along a curve to the left an arc length of 13.21 feet, (said curve having a radius of 1147.50 feet, with a chord bearing of North 30° 58' 46" West, and a chord length of 13.21 feet) to an iron pin set; thence South 71° 52' 56" West a distance of 169.75 feet to an iron pin set; thence South 18° 16' 28" East a distance of 27.00 feet to an iron pin set; thence South 71° 52' 56" West a distance of 264.07 feet to an iron pin set; thence South 04° 01' 04" West a distance of 31.85 feet to an iron pin set; thence South 80° 44' 25" West a distance of 38.96 feet to an iron pin set; thence North 18° 14' 44" West a distance of 68.50 feet to a point; thence North 18° 07' 04" West a distance of 99.00 feet to a point; thence North 17° 59' 24" West a distance of 68.50 feet to an iron pin set; thence North 18° 07' 04" West a distance of 80.00 feet to an iron pin set; thence running along a curve to the left an arc length of 36.91 feet, (said curve having a radius of 23.50 feet, with a chord bearing of North 63° 07' 04" West, and a chord length of 33.23 feet) to an iron pin set; thence North 17° 24' 49" West a distance of 35.50 feet to an iron pin set and TRUE POINT OF BEGINNING; from point thus established and running thence South 71° 52' 56" West a distance of 272.38 feet to an iron pin set on the southeasterly Right of Way of Georgia Northeastern Railroad (100' R/W); thence running along said Right of Way North 34° 55' 41" East a distance of 40.08 feet to an iron pin set; thence running along a curve to the left an arc length of 201.37 feet, (said curve having a radius of 5737.39 feet, with a chord bearing of North 33° 55' 21" East, and a chord length of 201.36 feet) to an iron pin set; thence leaving said Right of Way South 57° 01' 10" East a distance of 129.92 feet to an iron pin set; thence South 18° 07' 04" East a distance of 46.84 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.502 Acres (21,871 Square Feet).

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Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 2361790357

EXHIBIT B
Permitted Encumbrances

1. All taxes for the year 2023 and subsequent years.
2. Plats recorded in Plat Book 118, Page 856, Plat Book 119, Page 2414, and Plat Book 2052, records of the Clerk of Superior Court of Cherokee County, Georgia, show the following:
 - a. Overhead power lines and utility lines enter western, southern, and eastern boundaries of subject property and cross over various areas of subject property;
 - b. Various buildings and shed located on northern portion of subject property;
 - c. 20 foot sanitary sewer easement located on southern boundary of subject property; and
 - d. 36 inch reinforced concrete pipe crosses eastern boundary of subject property.
3. Conveyance of access rights contained in that Right of Way Deed dated April 16, 2014, filed April 24, 2014, from Holly Springs Downtown Development Authority, to the City of Holly Springs, recorded in Deed Book 12827, Page 326, aforesaid records.
4. Georgia Power Easement dated October 21, 2015, filed November 4, 2015, from Holly Springs Downtown Development Authority, to Georgia Power Company, recorded in Deed Book 13567, Page 292, aforesaid records.
5. Georgia Power Easement dated January 18, 2017, filed February 6, 2017, from Holly Springs Downtown Development Authority, to Georgia Power Company, recorded in Deed Book 14153, Page 466, aforesaid records.
6. Georgia Power Easement dated July 17, 2019, filed July 19, 2019, from Downtown Development Authority of the City of Holly Springs, Georgia, to Georgia Power Company, recorded in Deed Book 14376, Page 1416, aforesaid records.
7. Georgia Power Easement dated July 17, 2019, filed July 19, 2019, from Holly Springs Downtown Development Authority, to Georgia Power Company, recorded in Deed Book 14376, Page 1421, aforesaid records.
8. Notice of Commencement dated August 27, 2021, filed August 27, 2021, by Vertical Earth Incorporated, recorded in Lien Book 847, Page 1895, aforesaid records.

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2023-002744

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Downtown Development Authority of the City of Holly Sprin ...*				Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) P.O. Box 990				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$2,000,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Holly Springs, GA 30142 USA		DATE OF SALE 3/29/2023		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME Walton Holly Springs, LLC				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2281 Akers Mill Road Building 4100				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30339 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15N14-103	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

...* This symbol signifies that the data was too big for the field. The original values are shown below.

SELLER'S BUSINESS NAME: Downtown Development Authority of the City of Holly Springs, Georgia

COPY



2025 PROPERTY TAX

PROPERTY INFORMATION

MAP/PARCEL/LOT: 93N00- 068
 OWNER NAME: WALTON HOLLY SPRINGS LLC
 LOCATION: TIMOTHY B DOWNING ST
 BILLING DATE: 10/20/25
 DUE DATE: 12/20/25
 LEGAL DESCRIPTION: LL 306, 343 15TH D

AMOUNT DUE

LAST PAYMENT: DATE: 11/03/25 AMOUNT: 6,579.72
 PRIOR BALANCE: 6,579.72-
 CURRENT CHARGES: 6,579.72
 PENALTY: 0.00
 TOTAL DUE: 0.00

PROPERTY VALUE ASSESSMENTS

FAIR MARKET LAND VALUE: 2,100,000
 FAIR MARKET IMPROVEMENT VALUE: 0
 LAND VALUE: 840,000
 CITY TAX NET VALUE: 840,000
 FIRE TAX NET VALUE: 840,000

EXEMPTIONS

CURRENT CHARGES DETAIL

DESCRIPTION	UNITS	RATE	AMOUNT
Real Prop City Tax	0.00	4.945000	4,153.80
Real Prop Fire Tax	0.00	2.888000	2,425.92

SPECIAL MESSAGE

If you have sold this property, forward the bill to the new owner and fax a copy of the settlement statement to 770-345-0209. If you have an escrow, forward the tax bill to your mortgage company as soon as possible.

Pursuant to state law (O.C.G.A. 48-2-40) interest will be added to this bill monthly if the balance is not paid by the due date. Pursuant to state law (O.C.G.A. 48-2-44) penalties will also be added to the unpaid balance beginning 120 days after the due date.

Please see our website, www.hollyspringsga.us, regarding senior exemption qualifications. Questions regarding county exemptions, assessments or the fair market value of your property should be directed to the Cherokee County Assessor's office at 678-493-6120.

The adopted millage rate exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax you will owe.

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

ACCOUNT INFORMATION

MAP/PARCEL/LOT: 93N00- 068 ACCOUNT ID: 8275
 LOCATION: TIMOTHY B DOWNING ST
 TAX YEAR: 2025

AMOUNT DUE

CURRENT DUE: 0.00
 PENALTY: 0.00
 TOTAL DUE: 0.00

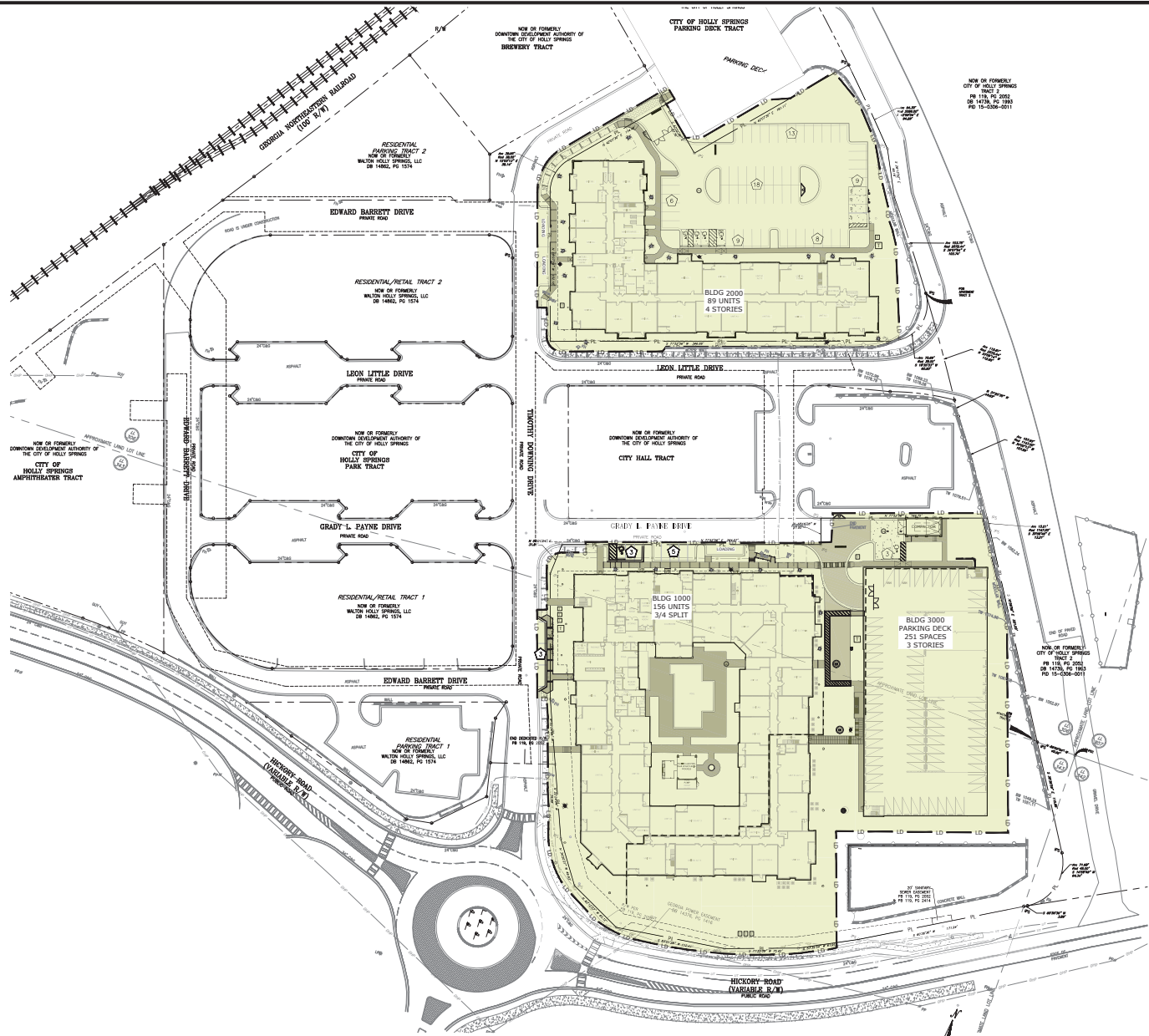


AMOUNT ENCLOSED

MAKE CHECKS PAYABLE TO:

WALTON HOLLY SPRINGS LLC
 2281 AKERS MILL RD
 BLDG 4100
 ATLANTA, GA 30339

CITY OF HOLLY SPRINGS
 PO BOX 990
 HOLLY SPRINGS, GA 30142-0990



Overall Site Plan
 DOULGERAKIS CONSULTING ENGINEERS, INC.
 planning • civil engineering • sanitary engineering
 408 Akers Court, Marietta, Georgia 30004, phone: 770-753-8810

Walton at Holly Springs Town Center
 LOCATED IN LAND LOT 306 and 343, 10th DISTRICT, CITY OF HOLLY SPRINGS, CHerokee COUNTY, GEORGIA
 OWNER AND/OR DEVELOPER:
Walton Holly Springs, LLC
 2281 AKERS WILL RD, BLDG. 4100, ATLANTA, GA. 30339

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NO.	DATE	REVISION

SCALE: 1" = 50'
 DATE: 07-8-25
 JOB. NO.: 2022-03
 SHEET: C3.1

NOT FOR CONSTRUCTION

